

TRUST DEED

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made June 10, 1994, between Donald V. Lippo Jr. and
Joy E. Lippo, Husband and Wife as Joint Tenants herein referred to as "Grantors", and F. E. Troncone,
Operations Vice President of Oakbrook Terrace, Illinois,
herein referred to as "Trustee", witnesseth:

THAT, WHEREAS the Grantors have promised to pay to Associates Finance, Inc., herein referred to as "Beneficiary", the legal holder
of the Loan Agreement hereinafter described, the principal amount of One Hundred One Thousand Two Hundred Sixty
Five Dollars and Fifty Nine Cents ~~with interest thereon at the rate of~~ Dollars (\$ 101265.59),
together with interest thereon at the rate of (check applicable box):

(Agreed Rate of Interest: 11 1/4 % per year on the unpaid principal balances.

(Agreed Rate of Interest: This is a variable interest rate loan and the interest rate will increase or decrease with changes in the Prime
Loan rate. The interest rate will be 4.87 percentage points above the Bank Prime Loan Rate published in the Federal Reserve
Board's Statistical Release H.15. The initial Bank Prime Loan rate is 7.23 %, which is the published rate as of the last business day
of May 31, 1994; therefore, the initial interest rate is 12.12 % per year. The interest rate will
increase or decrease with changes in the Bank Prime Loan rate when the Bank Prime Loan rate, as of the last business day of the
preceding month, has increased or decreased by at least 1/4% of a percentage point from the Bank Prime Loan rate on which the
current interest rate is based. The interest rate cannot increase or decrease more than 2% in any year. In no event, however, will the
interest rate ever be less than 10.12 % per year nor more than 18.12 % per year. The interest rate will not change before the
First Payment Date.

Adjustments in the Agreed Rate of Interest shall be given effect by changing the dollar amounts of the remaining monthly payments in
the month following the anniversary date of the loan and every 12 months thereafter so that the total amount due under said Loan
Agreement will be paid by the last payment date of July 1, 2001. Associates waives the right to any
interest rate increases after the last anniversary date prior to the last payment due date of the loan.

The Grantors promise to pay the said sum in the said Loan Agreement of even date herewith, made payable to the Beneficiary, and
delivered in 180 consecutive monthly installments: 1 at \$ 1263.91, followed by 179
\$ 1222.98, followed by -0- at \$ 0, with the first installment beginning on August 1,
1994 and the remaining installments continuing on the 1st day of each month thereafter until fully paid. All of said payments being
made payable at Naperville, Illinois, or at such place as the Beneficiary or other holder may, from time to time, in writing
appoint.

NOW, THEREFORE, the Grantors to secure the payment of the said obligation in accordance with the terms, provisions and covenants of the Trust Deed, and the performance of the covenants
and agreements herein contained, by the Grantors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents
CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their rights, title and interest therein, absolute, living and future, in the
COUNTY OF Cook AND STATE OF ILLINOIS, to wit:

Lot 6 in Archer Realty's Rnsubdivision of Lots 1 to 4 inclusive, and Lots 39 to 42 inclusive,
and vacated alley, all in Hopkins' Subdivision of Block 9 of Canal Trustee's Subdivision of
the West Half of the North West Quarter of Section 7, Township 39 North, Range 14, East of
the Third Principal Meridian, in Cook County, Illinois
PIN: 17-07109-051-0000 DEPT-91 RECORING \$83.80
Commonly known as: 2316 W Erie, Chicago, IL

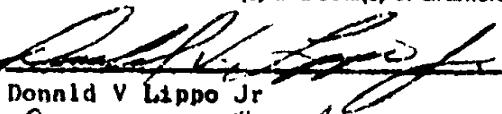
which, with the property hereinafter described, is referred to herein as the "premises".

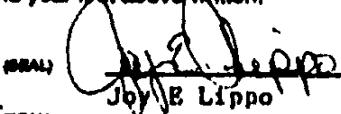
TOGETHER with improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purpose, and upon the uses and usages herein set forth, free from all rights and burdens
under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and burdens the Grantors do hereby expressly release and waive.

This Trust Deed consists of two pages: The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust
deed) are incorporated herein by reference and are a part hereof and shall be binding on the Grantors, their heirs, successors and
assigns.

WITNESS the hand(s) and seal(s) of Grantors the day and year first above written.


Donald V. Lippo Jr.


Joy E. Lippo

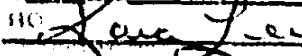
STATE OF ILLINOIS, Donald V. Lippo Sr.

County of Cook } ss.

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Donald V. Lippo Jr and Joy E. Lippo

who are personally known to me to be the same person as whose name is affixed to
the foregoing instrument, appeared before me this day in person and acknowledged that they
signed and delivered the said instrument as their free and voluntary act, for the uses and
purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of June, A.D. 1994.


Kara Lee

Notary Public

This instrument was prepared by:

C. Keener / Associates Finance 1275 Naper Blvd. Naperville, IL
(Name) Address)

ORIGINAL (1)
BORROWER COPY (1)
INVESTOR COPY (1)


2350 60540
COBRA

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1
(THE REVERSE SIDE OF THIS TRUST DEED):

1. Grantors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (2) keep said premises in good condition and repair, without waste, and free from maintenance's or other bars or claims for sum not expressly authorized to the tenancy, (3) pay when due any indebtedness which may be incurred by a tenancy or charge on the premises superior to the tenancy, and upon request exhibit satisfactory evidence of the discharge of such prior tenancy to Trustee or to Beneficiary, (4) complete within a reasonable time any building or buildings now or at anytime in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (6) make no material alterations in said premises except as required by law or municipal ordinance.
2. Grantors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to Beneficiary duplicate receipts therefor. To prevent default hereunder Grantors shall pay in full under protest, in the amounts provided by statute, any tax or assessment which Grantor may desire to contest.
3. Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or vandalism under policies providing for payment by the insurance companies of monies sufficient after to pay the cost of repairing or replacing the same or to pay in full the indebtedness secured hereby, all in expenses notwithstanding to the Beneficiary, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, such rights to be exercised by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewed policies, to Beneficiary, and in case of insurance about to expire, shall deliver renewed policies not later than ten days prior to the respective dates of expiration.
4. In case of default therein, Trustee or Beneficiary may, but need not, make full or partial payments of principal or interest on prior indebtedness, if any, and purchase, discharge, compromise or settle any tax, tenancy or other prior tenancy or title or claim thereto affecting said premises or contract any tax or promise to settle any tax or assessment. All amounts paid by any of the persons herein authorized and all expenses paid or incurred in an exercise thereof, including attorney's fees, and any other monies advanced by Trustee or Beneficiary to protect the mortgaged premises and the tenancy, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the annual percentage rate stated in the Loan Agreement See Trust Deed unless otherwise herein or Trustee or Beneficiary shall never be considered as a holder of any right accruing to them on account of any default hereunder on the part of Grantors.
5. The Trustee or Beneficiary hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate prepared from the appropriate public office without inquiring into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, etc., tenancy, tax, tenancy, tax, tenancy or claim thereof.
6. Grantors shall pay any sum of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of Beneficiary, and without notice to Grantors, all unpaid indebtedness, secured by the Trust Deed shall, notwithstanding anything in the Loan Agreement or this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any amount due on the Loan Agreement, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or (c) immediately if all or part of the premises are sold or transferred by the Grantors without Beneficiary's prior written consent.
7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the tenancy in any way to foreclose the tenancy, there shall be allowed and provided as additional indebtedness in the decree for sale all expenditures and advances which may be paid or incurred by or on behalf of Trustee or Beneficiary for attorney's fees, Trustee's fees, appraiser's fees, outlay for documentary and expert evidence, stenographer's charges, publication costs and costs (which may be estimated as to sums to be expended after entry of the decree) of removing of such chattels of this, the fixtures and appurtenances, guarantees, penalties, Tenant certificates, and similar documents and documents with respect to this or Trustee or Beneficiary may deem to be necessary or necessary to prevent such, but as to evidence to bidders of any sale which may be held pursuant to such decree the true condition of the title or the value of the premises. All expenditures and advances of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the annual percentage rate stated in the Loan Agreement See Trust Deed unless, when paid or incurred by Trustee or Beneficiary in connection with (a) proceeding, including protests and bankruptcy proceedings, to whom either of them shall be a party, either as plaintiff, defendant, or defendant, by reason of this Trust Deed or any indebtedness hereby secured, or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not previously commenced, or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.
8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, an account of all costs and expense incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the Loan Agreement, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note, fourth, any overplus to Grantors, their heirs, legal representatives or assigns, as their rights may appear.
9. Upon, or at any time after the filing of a bill to foreclose this Trust Deed, or in suit in which such bill is filed may appear a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Grantors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a home or not and the Trustee hereunder may be sued but as such receiver. Such receiver shall have the power to collect the rents, interest and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and delivery, during the tenancy period of redemption, whether there be redemption or not, as well as during any other time when Grantors, except for the intervention of such receiver, would be entitled to collect such rents, interest and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the time of said period. The Court from time to time may authorize the receiver to apply the net income to his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any clause preceding the Trust Deed, or any tax, special assessment or other bar which may be or become superior to the tenancy or of such decree, provided such application to make prior to foreclosure of the debtors in case of a sale and delivery.
10. No action for the enforcement of the tenancy or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in any action of law upon the note hereby secured.
11. Trustee or Beneficiary shall have the right to trustee the premises at all reasonable times and places. Grantors shall be permitted for that purpose.
12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be required to record this Trust Deed or to enforce any power herein given unless expressly delegated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of gross negligence; notwithstanding and Trustee may require indemnities hereunder to Trustee before exercising any power herein given.
13. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, up to date or other maturity, the Trustee shall have full authority to release this Trust Deed, via tenancy, by proper instrument.
14. In case of the resignation, inability or refusal of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.
15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have signed the Loan Agreement or this Trust Deed. The term Beneficiary as used herein shall mean and include any successors or assigns of Beneficiary.

R DEPT-01 RECORDING \$25.50

TNS655 TRIN 04/20/94 14:38:00

#8199 N.J.J. 24-12-44-2548-62-244
COOK COUNTY RECORDER

FOR RECORDER'S INDEX PURPOSES
SUBMIT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

D
E
L
I
V
E
R
Y

NAME
STREET
CITY

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER _____